



ZONING AND PLATTING BOARD OF REVIEW REGULAR MEETING NOTICE AND AGENDA

Thursday, September 26th, 2013 at 7:00 PM
Town Hall - Large Board Room

*Narragansett Town Hall
25 Fifth Avenue
Narragansett, RI 02882
(401) 789-1044*

CONVENE/ROLL CALL:

ABSENT WITH CAUSE:

ADMINISTRATIVE MATTERS: Discussion of meeting time change.

ZONING AND PLATTING BOARD OF REVIEW

Chair

James P. Manning

Vice Chair

Anthony Brunetti

Secretary

Jerry Citrone

Members

Robert Mulligan
Dr. Robert O'Neill

Alternate Members

Gene P. Kelly
Sean Baxter

Liaison Department Director

Michael DeLuca

Liaison Staff

Jill Sabo

Clerk of the Board

Denise Buonanno

CONSENT AGENDA:

1C Minutes: Approval of the meeting minutes from the June 20th, 2013 Zoning Board meeting.

REGULAR AGENDA

2R Appeal: McNeiece - Appeal of the Building Official's notice dated June 26, 2013 to remove all fencing material from the property located at **Assessor's Plat 'O', Lot '81' (50 Lambert Street)**.

3R Public Hearing: White – Assessor's Plat 'N-A', Lot '28-F' (Marsh Lane) for relief under Chapter 731 of the Code of Ordinances of the Town of Narragansett entitled 'Zoning, specifically, a Variance and Special Use Permit from the Coastal & Freshwater Wetlands Overlay District (Section 4.3), a Variance & Special Use Permit from the Coastal Resources Overlay District (Section 4.4), Variances from the Dimensional Regulations (Section 6.4) and a Variance from Road Frontage (Section 25.1.4) to construct an irregularly-shaped dwelling at the above-referenced property.

4R Public Hearing: Valenstein– Assessor's Plat 'Y-1', Lot '453' (13 Isle Point Road) for relief under Chapter 731 of the Code of Ordinances of the Town of Narragansett entitled 'Zoning' specifically, a Special Use Permit from the Coastal & Freshwater Wetlands Overlay District (Section 4.3), a Special Use Permit from the Coastal Resources Overlay District (Section 4.4) and Variances from the Dimensional Regulations (Section 6.4) to demolish an existing dwelling and construct a dwelling with attached garage deck and steps at the above referenced address.

5R Public Hearing: Martha Watson Murphy – Assessor's Plat 'E', Lot '23' (43 South Pier Road) for relief under Chapter 731 of the Code of Ordinances of the Town of Narragansett entitled 'Zoning, specifically, a Variance from the Dimensional Regulations (Section 6.4) and a Variance from

the Automobile Parking Space (Section 7.9) to subdivide the existing parcel into two (2) separate parcels at the above-referenced property.

6R Public Hearing: Reid Real Estate – Assessor’s Plat ‘N-A’, Lot ‘43-7’ (Sextant Lane) for relief under Chapter 731 of the Code of Ordinances of the Town of Narragansett entitled ‘Zoning, specifically, a Special Use Permit from the Substandard Lots of Record (Section 8.1.c) to construct a building for commercial/industrial use at the above referenced address.

7R Public Hearing: Lawrence LeBlanc – Assessor’s Plat ‘I-J’, Lot ‘64-29’ (1143 Succotash Road) for relief under Chapter 731 of the Code of Ordinances of the Town of Narragansett entitled ‘Zoning, specifically, a Variance & Special Use Permit from the Coastal Resources Overlay District (Section 4.4), a Height Variance from the Dimensional Regulations (Section 6.4), a Special Use Permit for Commercial Substandard Lots of Record (Section 8.1.C), A Special Use Permit for Nonconforming Use of Building or Structures (Section 9.1.2), and a Use Variance & Special Use Permit for Nonconforming Use Expansion (Section 10.1) to demolish an existing dwelling with a garage, decks and steps, and construct an irregularly-shaped dwelling with an attached garage and decks at the above-referenced address.

8R Public Hearing: James & Eileen Ullrich – Assessor’s Plat ‘I-J’, Lot ‘64-22’ (12 Percy Lane) for relief under Chapter 731 of the Code of Ordinances of the Town of Narragansett entitled ‘Zoning, specifically, a Variance & Special Use Permit from the Coastal Resources Overlay District (Section 4.4), a Special Use Permit from the Commercial Substandard Lots of Record (Section 8.1.C), a Special Use Permit from the Nonconforming Use of Building or Structures (Section 9.1.2), and a Special Use Permit from the Alterations to Nonconforming Structures and Uses (Section 10.1) to demolish an existing irregularly-shaped dwelling with a deck and construct an irregularly-shaped two-story dwelling with a wrap-around deck at the above-referenced address.

9R Public Hearing: Steve & Alice Tudino – Assessor’s Plat ‘N-S’, Lots ‘307 & 308’ (29 Bayberry Road) - for relief under Chapter 731 of the Code of Ordinances of the Town of Narragansett entitled ‘Zoning, specifically a front-yard setback Variance and a height Variance from the Dimensional Regulations (Section 6.4), to legalize the improvements made during construction, specifically a front porch that encroaches approximately 5 feet into the front yard setback, and a building height approximately 1.81 feet over the allowed 35 feet at the above-referenced address.

OLD BUSINESS

REPORTS FROM STAFF/THE BOARD:

CORRESPONDENCE:

ADJOURNMENT: